

**Commercial Street, Crook, DL15 9HR**  
**2 Bed - Public House**  
**Starting Bid £180,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\*FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £180,000 PLUS RESERVATION FEE\*  
AUCTION ENDS 24/5/24 AT 11.15AM

\* GROUND FLOOR COMMERCIAL UNIT AND FIRST FLOOR RESIDENTIAL APARTMENT \* MOST RECENTLY USED AS 'ELLIOTS SPORTS BAR' \*

Offered to the sales market is this commercial and residential property which has most recently been used as 'Elliot's sports bar'. The property has a bar/restaurant area to the ground floor and a two bedroom apartment to the first floor.

The property is warmed by gas central heating and has UPVC double glazed windows. We understand the whole building was refurbished and extended just a few years ago.

The accommodation comprises; entrance vestibule, bar area and stair access to both the first floor and the cellar. Beyond the bar is a kitchen area and storage cupboard. Male, female and disabled toilets and rear entrance. Restaurant area which leads to the main commercial kitchen.

To the first floor there is a two bedroom flat which comprises; kitchen with a range of wall, base and drawer units and space for dining table, two bedrooms, lounge/dining room and bathroom.

A cellar is accessed via a staircase from the bar area.

Outside there is a yard to the side of the building.

Crook is a popular town which is within close proximity to both cities including Durham and Newcastle and the Weardale countryside which has several villages and holiday destinations. Crook has a wide range of shopping amenities, schooling and is on a regular bus route.

Contact Robinsons for further information.

#### **MODERN AUCTION**

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being

4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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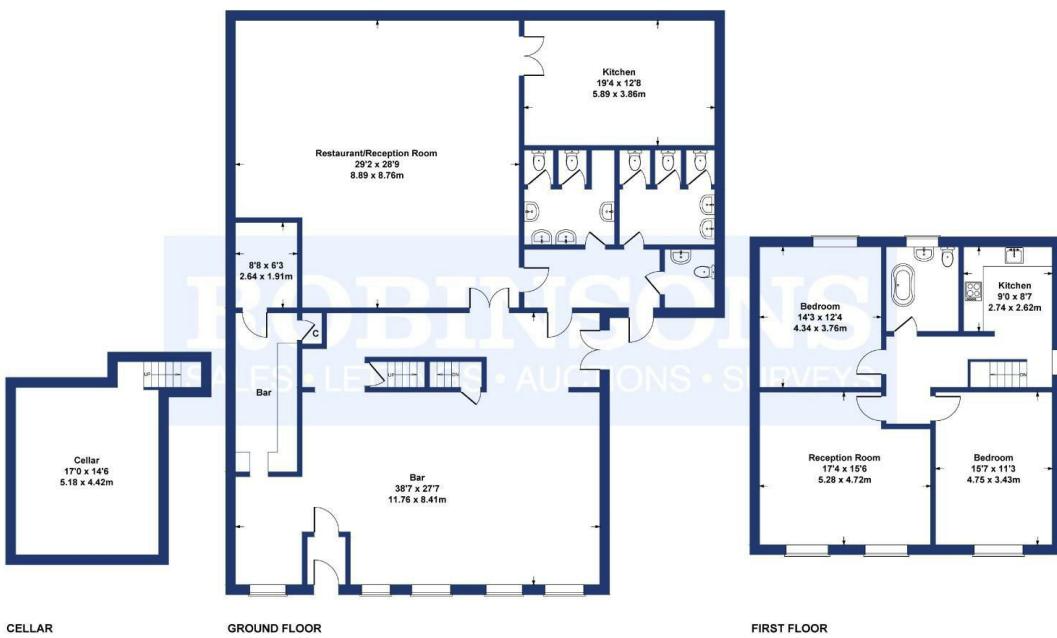
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Strategic Marketing Plan

Dedicated Property Manager

Commercial Street Crook  
Approximate Gross Internal Area  
3666 sq ft - 341 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (98 plus)	A	
(91-91)	B	
(89-89)	C	
(85-84)	D	
(79-79)	E	
(71-70)	F	
Not energy efficient - higher running costs	G	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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